

MATANUSKA-SUSITNA BOROUGH

Sunday, February 8, 2026



MARKET SUMMARY TABLE				165 PENDING ^[2]			366 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			
A = Average Value M = Median Value N/A = Not Available				316 ACTIVE ^[1]			833 SOLD/CLOSED (last 6 months) ^[4]							
Price Range		Num #	Days on Market	Current List Price	Num #	Pend Ratio	Num #	Num #	Days on Market	Original List Price	Final List Price	Sold/Closed Price	List-Sale Ratio	Est. Mos.
Low	High													
\$0	\$99,999	20	A 212 M 145	\$ 75,829 \$ 79,450	1	5%	10	20	A 163 M 59	\$ 76,980 \$ 77,000	\$ 70,260 \$ 65,000	\$ 62,035 \$ 60,900	88% 94%	6
\$100,000	\$199,999	32	A 180 M 118	\$ 151,488 \$ 149,000	8	20%	15	50	A 71 M 28	\$ 163,042 \$ 165,000	\$ 154,311 \$ 159,500	\$ 148,044 \$ 152,950	96% 96%	3.8
\$200,000	\$299,999	25	A 190 M 150	\$ 254,724 \$ 250,000	13	34%	31	74	A 33 M 18	\$ 275,784 \$ 275,000	\$ 267,185 \$ 269,900	\$ 262,589 \$ 265,000	98% 98%	2
\$300,000	\$399,999	48	A 84 M 57	\$ 358,631 \$ 363,500	33	41%	59	244	A 32 M 19	\$ 363,791 \$ 365,000	\$ 355,703 \$ 359,000	\$ 354,304 \$ 355,000	100% 99%	1.2
\$400,000	\$499,999	73	A 103 M 79	\$ 454,672 \$ 455,000	55	43%	82	217	A 47 M 28	\$ 455,975 \$ 450,000	\$ 445,774 \$ 447,000	\$ 443,085 \$ 440,000	99% 98%	2
\$500,000	\$599,999	43	A 123 M 95	\$ 548,414 \$ 549,000	26	38%	55	107	A 52 M 39	\$ 557,861 \$ 550,000	\$ 546,352 \$ 549,000	\$ 545,020 \$ 545,000	100% 99%	2.4
\$600,000	\$699,999	29	A 115 M 73	\$ 659,593 \$ 660,000	16	36%	42	58	A 54 M 32	\$ 673,369 \$ 668,844	\$ 658,949 \$ 650,000	\$ 650,376 \$ 649,500	99% 100%	3
\$700,000	\$799,999	16	A 137 M 107	\$ 751,431 \$ 750,600	7	30%	25	30	A 29 M 23	\$ 771,649 \$ 770,000	\$ 759,374 \$ 752,000	\$ 750,480 \$ 745,000	99% 99%	3.2
\$800,000	\$899,999	8	A 231 M 173	\$ 861,611 \$ 875,000	3	27%	11	14	A 49 M 41	\$ 877,852 \$ 875,000	\$ 859,559 \$ 869,000	\$ 850,185 \$ 850,000	99% 98%	3.4
\$900,000	\$999,999	3	A 126 M 22	\$ 958,298 \$ 950,000	1	25%	9	9	A 69 M 13	\$ 977,428 \$ 965,000	\$ 953,539 \$ 950,000	\$ 947,992 \$ 937,499	99% 99%	2
\$1,000,000	\$1,099,999	1	A 21 M 21	\$ 1,075,000 \$ 1,075,000	1	50%	5	2	A 209 M 209	\$ 1,065,005 \$ 1,065,005	\$ 1,037,505 \$ 1,037,505	\$ 1,055,500 \$ 1,055,500	102% 102%	3
\$1,100,000	\$1,199,999	6	A 295 M 229	\$ 1,137,395 \$ 1,137,500	1	14%	4	2	A 19 M 19	\$ 1,162,000 \$ 1,162,000	\$ 1,162,000 \$ 1,162,000	\$ 1,122,500 \$ 1,122,500	97% 97%	18
\$1,200,000	\$1,299,999	4	A 180 M 177	\$ 1,287,500 \$ 1,290,000	0		5	2	A 121 M 121	\$ 1,437,500 \$ 1,437,500	\$ 1,330,000 \$ 1,330,000	\$ 1,276,000 \$ 1,276,000	96% 96%	12
\$1,300,000	\$1,399,999	0			0		2	1	A 9 M 9	\$ 1,300,000 \$ 1,300,000	\$ 1,375,000 \$ 1,375,000	\$ 1,300,000 \$ 1,300,000	95% 95%	N/A
\$1,400,000	+	8	A 245 M 191	\$ 2,515,625 \$ 2,275,000	0		11	3	A 48 M	\$ 1,649,133 \$ 1,615,000	\$ 1,687,740 \$ 1,673,219	\$ 1,642,740 \$ 1,640,000	97% 98%	16
Market Totals		316			165	34%	366	833						2.3
Market Averages		139		\$ 508,901					47	\$ 449,424	\$ 439,363	\$ 435,532	99%	
Market Medians		98		\$ 449,750					25	\$ 415,000	\$ 409,000	\$ 410,000	100%	

Date Range (Off-Market & Sold) = 08/10/2025 to 02/08/2026

Data believed to be accurate but not guaranteed.

Status = [1] A; [2] P; [3] E, W, L; [4] C

Property Type = Residential

Borough/Census Area = 1D

Favors Sellers Favors Buyers